

TOWN
Of
ST. CROIX FALLS
Polk County, Wisconsin

**AMENDING ZONING ORDINANCE No. 1 ENTITLED "TOWN ZONING ORDINANCE"
ORDINANCE 23-02**

Section 1: Purpose

The purpose of this ordinance to amend:

Chapter II – Definitions to include:

Bunkhouse. An accessory structure or part of an accessory structure with or without plumbing which is used as a temporary sleeping quarters only; no cooking or food preparation facilities; and no greater than 1,000 square feet of enclosed dwelling space.

Chapter III – General Zoning, Section C – Districts, 1 – Residential District, a – Permitted Uses,

5. Accessory buildings, including private garages and buildings clearly incidental to the residential use of property, except that no accessory building, ***other than a bunkhouse***, may be used as a separate dwelling unit ***and only one bunkhouse allowed per parcel***.

Chapter III – General Zoning, Section C – Districts, 1 – Residential District, e – Side Yard, as follows:

- (1) There shall be a side yard on each side of a building. The ***minimum permitted side yard width shall be ten (10) feet.*** ~~aggregate width of the side yards for the main building shall not be less than twenty-five (25) feet and no single side yard shall be less than ten (10) feet wide.~~ The highway setback regulations in Chapter 9 shall apply to all corner lots.
- (2) The minimum permitted side yard for an accessory building in a residence district shall be ten (10) feet, provided it is detached from the main building. ~~When an accessory building is attached or connected to the main building, they shall be considered to be as one and the conditions in paragraph (1) above shall rule.~~
- (3) For lots less than eighty (80) feet wide and of record as such at the date of the passage of this chapter, the aggregate width of the side yards shall be equivalent to three (3) inches for each foot of the lot width and no single side yard shall be less than forty (40) percent of the aggregate width. The buildable width of any lot shall not be reduced to less than twenty four (24) feet.

Chapter III – General Zoning, Section C – Districts, 1 – Residential District, g – Special Exceptions with the addition of:

Additional bunkhouse(s).

Chapter III – General Zoning, Section C – Districts, 2 – Agricultural District, d – Side Yard, as follows:

1. In lots one hundred (100) feet or more in width, the ***minimum permitted side yard width shall be ten (10) feet*** ~~aggregate width of the side yards for the main building. shall not be less than twenty-five (25) feet and no single side yard shall be less than ten (10) feet wide.~~
2. In lots less than one hundred (100) feet wide and of record as such at the date of the passage of this section, the aggregate width of the side yards shall be equivalent to three (3) inches for each foot of the lot width and no single side yard shall be less than forty (40%) percent of the aggregate width. The buildable width of any lot shall not be reduced to less than twenty-four (24) feet.

3. The minimum permitted side yard for an accessory building in the Agricultural District shall be ten (10) feet, provided it is detached from the main building. ~~When an accessory building is attached or connected to the main building, they shall be considered to be as one and the provision of paragraph (1) above shall rule.~~

Chapter III – General Zoning, Section C – Districts, 2 – Agricultural District, e – Permitted Uses, as follows:

1. One (1) **single family dwelling** residence occupied by one (1) or more persons, or families, earning a substantial livelihood from the farm operation, except that existing dwellings and related structures, which remain after farm consolidation, on a minimum of five (5) acres are permitted.

2. Accessory buildings, except that no accessory building, other than a bunkhouse, may be used as a separate dwelling unit and only one bunkhouse allowed per parcel.

Chapter III – General Zoning, Section C – Districts, 2 – Agricultural District, f – Special Exception with the addition of:

Additional bunkhouse(s).

Chapter III – General Zoning, Section C – Districts, 5 – Transitional District, a – Permitted Uses, as follows:

2. Single Family ~~dwelling~~ residence.

3. Accessory buildings, except that no accessory building, other than a bunkhouse, may be used as a separate dwelling unit and only one bunkhouse allowed per parcel.

Chapter III – General Zoning, Section C – Districts, 5 – Transitional District, d – Side Yard, as follows:

d. Side Yard. The following provision shall apply to transition parcels:

- (4) In **lots one hundred (100) feet or more in width, the minimum permitted side yard width shall be ten (10) feet.** ~~sewered lots the aggregate width of the side yards for the main building shall not be less than twenty five (25) feet and no single side yard shall be less than ten (10) feet wide.~~
- (2) In ~~non-sewered~~ lots less than one hundred (100) feet wide and of record as such at the date of the passage of this section, the aggregate width of the side yards shall be equivalent to three (3) inches for each foot of the lot width and not single side yard shall be less than forty (40%) percent of the aggregate width. The buildable width of any lot shall not be reduced to less than twenty-four (24) feet.
- (3) The minimum permitted side yard for an accessory building in the Transition District shall be three (3) feet, provided it is detached from the main building. When an accessory building is attached or connected to the main building, they shall be considered to be as one and the provision of paragraph (1) above shall rule.

Chapter III – General Zoning, Section C – Districts, 5 – Transitional District, f – Special Exceptions with the addition of:

Additional bunkhouse(s).

Section 2: Effective Date

This ordinance shall take effect from and after its passage, Polk County Board of Supervisors approval and legal publication.

Adopted on November 15, 2023, by Resolution 23-35

Michael Dorsey, Town Chairman

Attested: Janet Krueger, Town Clerk

Posted on November 16, 2023, at the following locations:

Wayne's Cafe

Speedway

Town Hall

Published in the Inter-County Leader on November 22, 2023.